

**Permittee:** Branch Technologies Inc.

1. This Development Variance Permit is issued subject to compliance with all RDEK bylaws applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands described below:  
  
Lot 7, District Lot 3543, Kootenay District Plan NEP69267  
[PID: 025-080-946]
3. Regional District of East Kootenay – Jaffray, Tie Lake, Rosen Lake Land Use and Floodplain Management Bylaw No. 1414, 1999 Section 8.03 (3) (f) which permits accessory buildings and structures where the principal building has not been constructed to a total of 66 m<sup>2</sup>, is varied to increase the total permitted from 66 m<sup>2</sup> to 95 m<sup>2</sup> to permit two sheds and a boat shelter.
4. The lands described herein shall be developed strictly in accordance with the terms and conditions of this Permit and in substantial compliance with the development variance permit application received on January 27, 2020.
5. This Permit shall come into force on the date of an authorizing resolution passed by the RDEK.
6. This Permit is not a building permit.
7. If development authorized by this Permit does not commence within two years of the issue date of this Permit, the Permit shall lapse.
8. A notice pursuant to Section 503(1) of the *Local Government Act* shall be filed in the Land Title Office and the Registrar shall make a note of the filing against the title of the land affected.
9. It is understood and agreed that the RDEK has made no representations, covenants, warranties, guarantees, promises, or agreement (verbal or otherwise) with the developer other than those in this Permit.
10. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

**Authorizing Resolution No.**                      **adopted by the Board of the Regional District of East Kootenay on the**                      **day of**                      **, 2020.**

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**Shannon Moskal**  
**Corporate Officer**

# Location Map



## Notes:

225 0 113 225 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
RDEK GeoViewer - 2-4-2020 9:34 AM

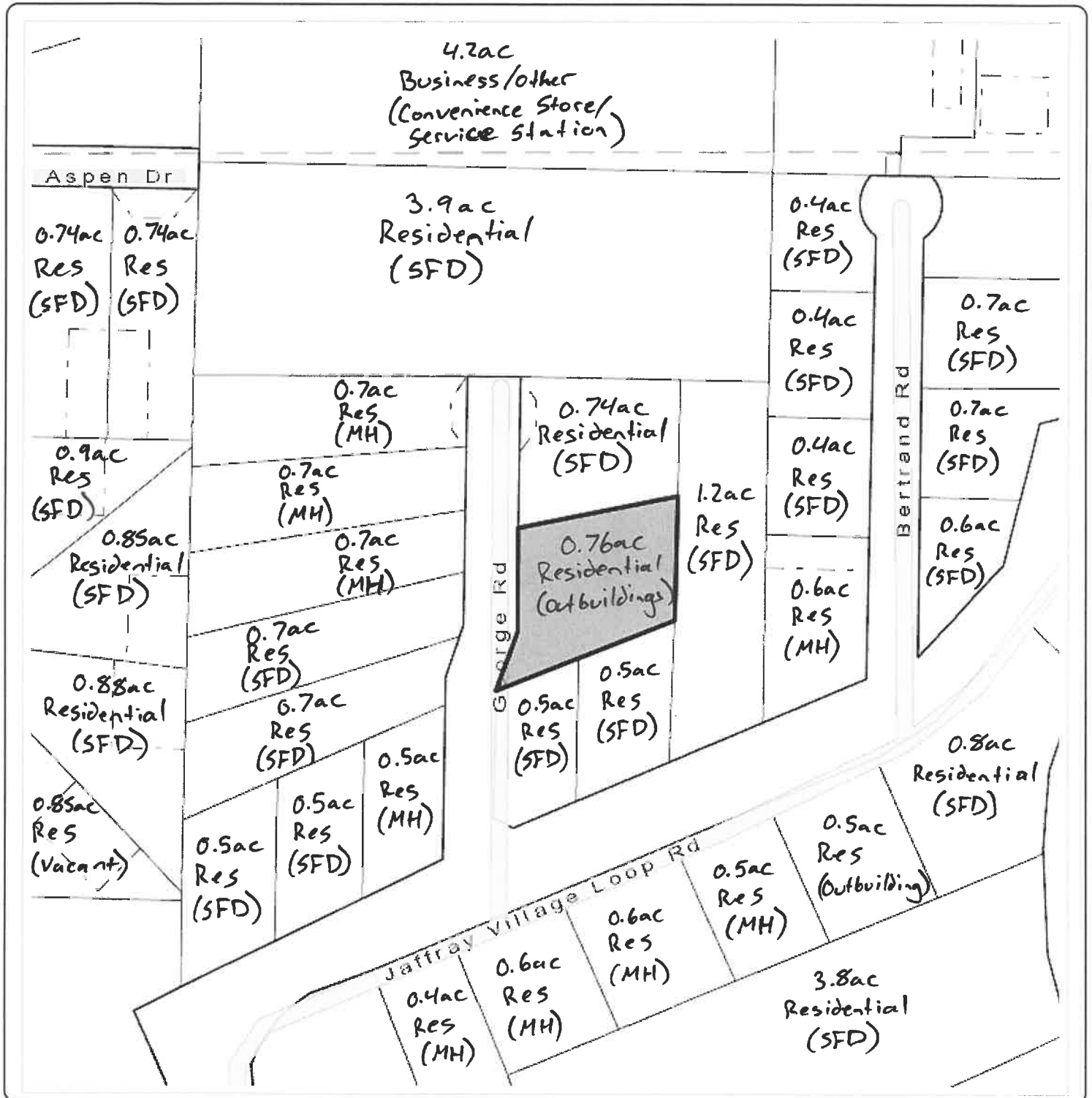
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## THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

# Land Use Map



Notes:

75 0 38 75 Meters

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RDEK GeoViewer - 2-4-2020 9:35 AM

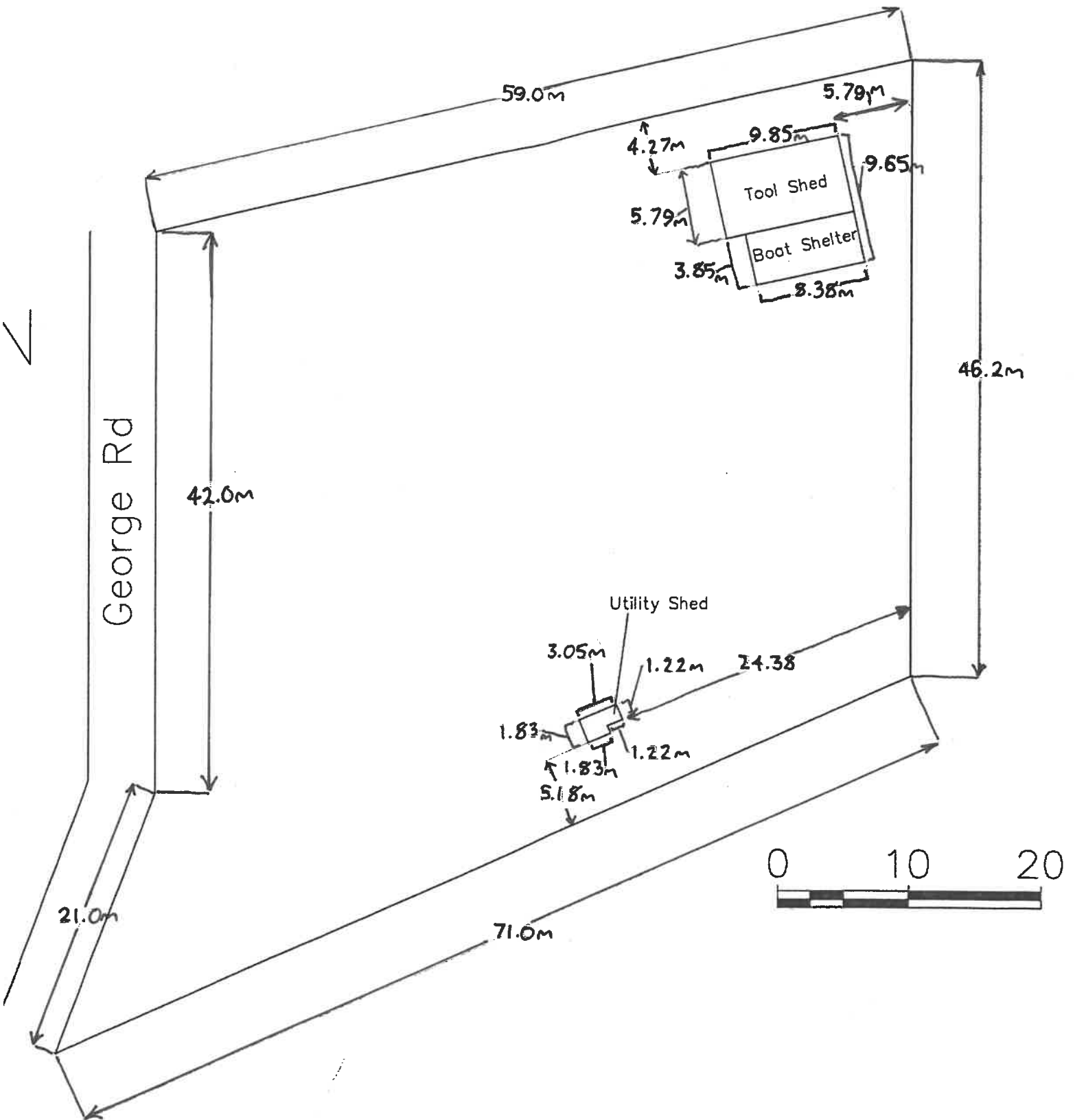
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

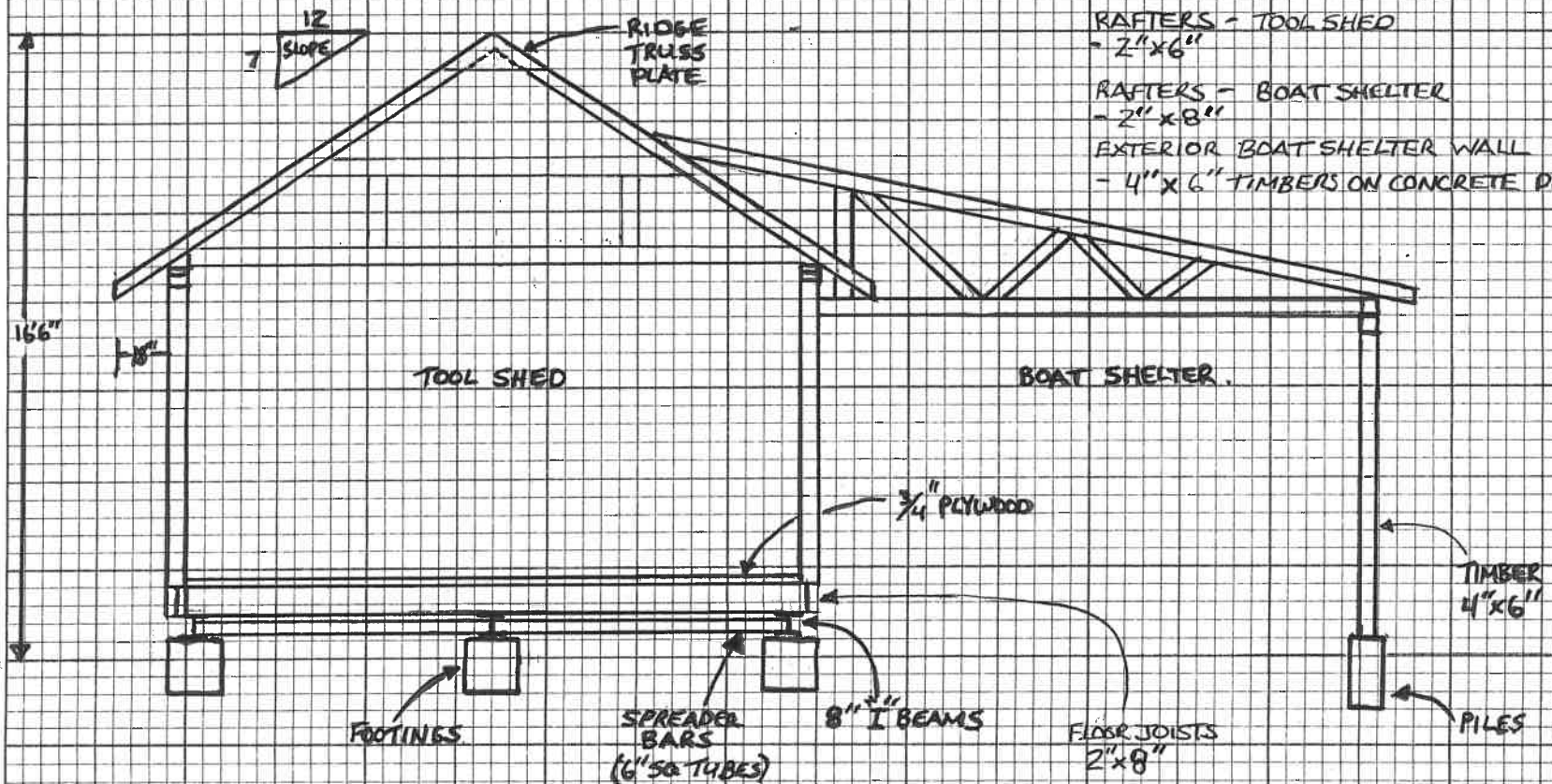
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# Site Plan



# Proposal

## TOOL SHED / BOAT SHELTER CROSS SECTION



## CONSTRUCTION DETAILS

### FOUNDATION

- THREE 8" I BEAMS CONNECTED BY SIX 6" SQUARE TUBES (SPREADER BARS) ON CONCRETE FOOTING.

### FLOOR

- 2" x 8" FLOOR JOISTS / w 3/4" PLYWOOD

### WALLS

- 2" x 4" / w 5/8" OSB

### RAFTERS - TOOL SHED

- 2" x 6"

### RAFTERS - BOAT SHELTER

- 2" x 8"

### EXTERIOR BOAT SHELTER WALL

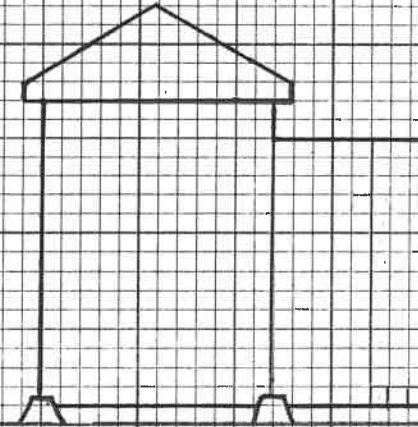
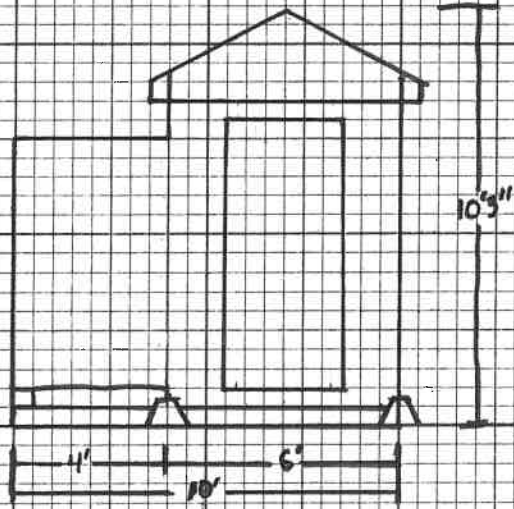
- 4" x 6" TIMBERS ON CONCRETE PILES

# Proposal

UTILITY SHED / SHOWER

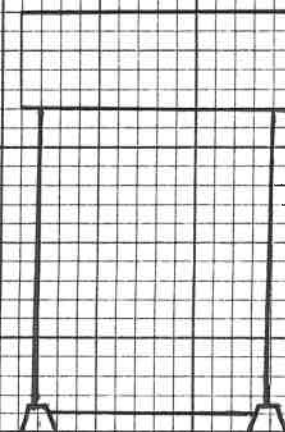
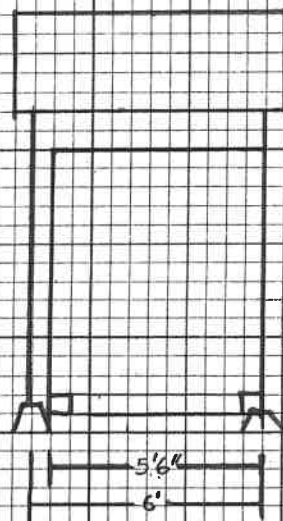
SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION



Krista Gilbert

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**From:** Ed Lester [REDACTED]  
**Sent:** February 20, 2020 10:46 PM  
**To:** Krista Gilbert  
**Subject:** Re: Development Variance Permit No.2-20

On February 20, 2020 at 9:24 PM, Ed Lester [REDACTED] wrote:

Dear Krista Gilbert and Andrew McLeod

When the regional district of East Kootenay board of directors ask for a variance in the management area for

Jaffray, Tie lake, Rosen lake, land use & floodplan management for all accessory buildings and structures where the principal building has not been established from 66 square meters to 95 square meters to permit two sheds and a boat shelter. On the subject property located on George road, in Jaffray.

My first and for most concerns are this is residential area having homes on all the joining lots. Secondly the aforesaid buildings one of which is located 15 feet from my well for drinking water on the side of this building is a wash house that has no drainage to a septic field, 20 feet from well was a out door above ground out house with human waste in it, if by chance that out house was to have a leak it would contaminate our well < this my real concern>. So all these concerns I have taken to Mrs. Kathy Peggins att. at the health board to see what can be done to fix this problem and that the aforesaid property was out of compliance with the building code and health code.

The other problem with the said property is at times through out the year there is as many as 4 to 5 RVs on that lot. As u are probably aware when there is probably as many as 10 adults and up to 15 children the don't always us the out house and ends up on the ground and in my well, don't get me wrong I have no problem with noise when they are there just want to be in compliance with septic code for me and ever other resident a joining property.

I think that all property areas in Jaffray, Tie lake ,Rosen , be given the oportunity to voice there opinion. Iwill be talking to all the local people in the next few days to let them know of the changes that are proposed.

My address is 7337 Jaffray Villiage Loop Rd  
Cell number is [REDACTED]

Sincerely Edward A Lester and Karen L Matejka